

TO LET – FULLY REFURBISHED FLEXIBLE ACCOMMODATION FOR A VARIETY OF USES (Subject to Planning) Up to 8,946 ft²

The Green Building, A65 Kirkstall Road, Leeds LS4 2BT

**FOX
LLOYD
JONES**

0113 243 1133

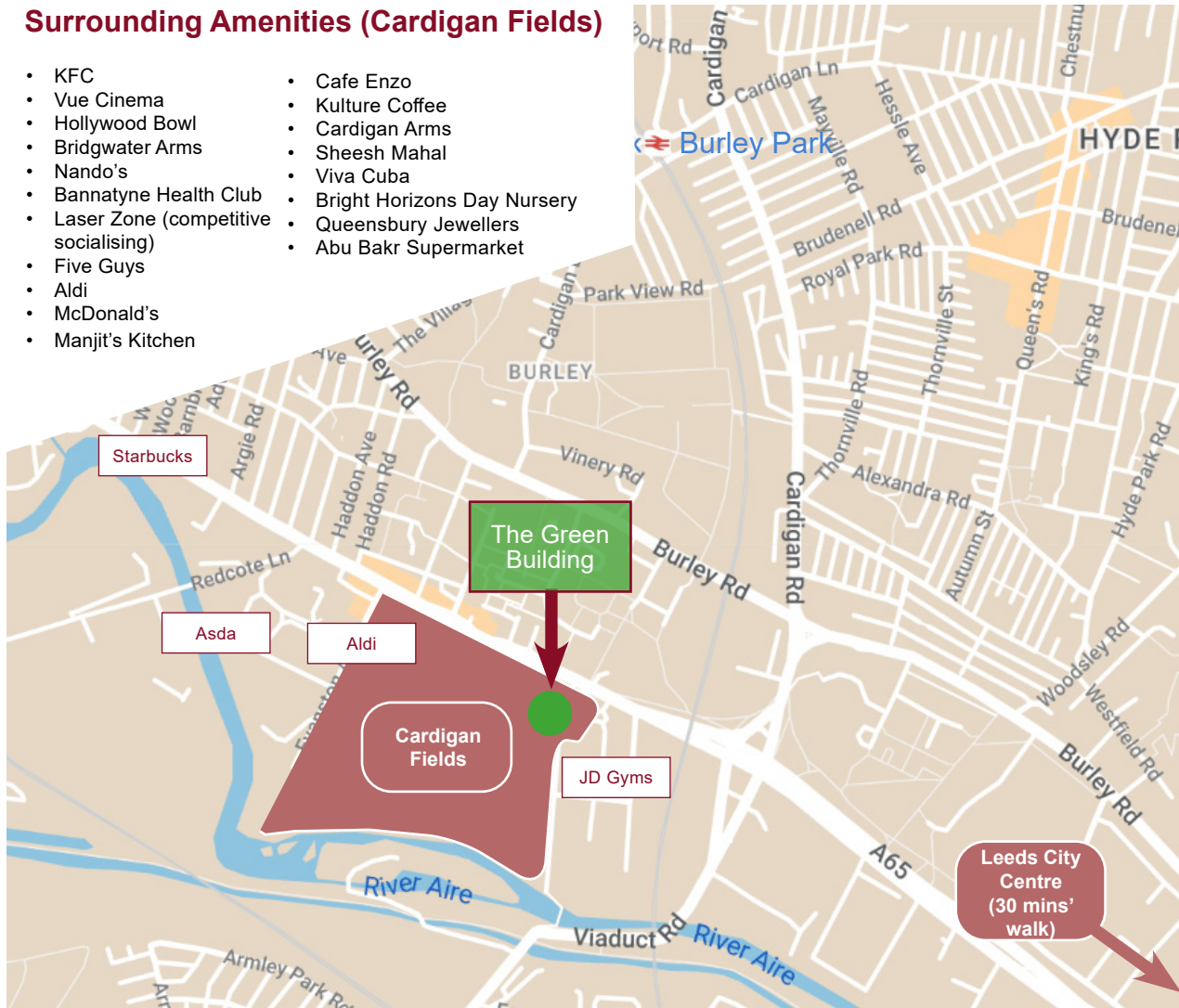
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- ◇ High quality office accommodation with four separate entrances
- ◇ Highly Prominent position fronting Kirkstall Road (A65)
- ◇ 1.5 miles from Leeds City Centre
- ◇ High quality specification with VRF air conditioning
- ◇ Suitable for children's nursery, office, education/training centre, competitive socialising, etc.
- ◇ 18x secure car parking spaces on a 0.5 acre site

Surrounding Amenities (Cardigan Fields)

- KFC
- Vue Cinema
- Hollywood Bowl
- Bridgwater Arms
- Nando's
- Bannatyne Health Club
- Laser Zone (competitive socialising)
- Five Guys
- Aldi
- McDonald's
- Manjit's Kitchen
- Cafe Enzo
- Kulture Coffee
- Cardigan Arms
- Sheesh Mahal
- Viva Cuba
- Bright Horizons Day Nursery
- Queensbury Jewellers
- Abu Bakr Supermarket



Location

- The Green Building is prominently positioned on the south side of Kirkstall Road (A65), a major arterial route into Leeds city centre, which is 1.5 miles away.
- The property is situated in a mixed-use area with JD Gym positioned directly adjacent and Burley Green Park and residential accommodation opposite.
- The building is positioned between the popular Retail / Leisure scheme Cardigan Fields and the Kirkstall Industrial Estate, which has an impressive low void rate and remains an attractive location for many businesses.
- Cardigan Fields hosts a range of high-profile names including Vue Cinema, Hollywood Bowl, Nando's, Bannatyne Health Club and more, alongside core amenities such as Aldi and 2 x gyms.
- The property boasts excellent connectivity with Kirkstall Road – being a major bus route – and with Leeds City Centre & Burley Park Train Station being within walking distance.
- The position of the property is unrivalled, being on a major road network and with significant amenities on its doorstep.

LOCATION

THE GREEN BUILDING, KIRKSTALL RD, LEEDS LS4 2BT

LOCATION

PROPERTY DETAILS

FLOOR PLANS

GALLERY

PROPOSAL

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Description

- The Green Building comprises self-contained office accommodation over ground & first floors with four dedicated entrances.
- The building benefits from a secure gated entrance, with 18 external marked car parking spaces over a 0.5 acre site.
- Internally, the space has been refurbished & was most recently occupied as a Job Centre by the Department for Work & Pensions.
- At ground floor level is a large open & expansive space, which is double height and is likely to be attractive for a variety of uses.
- A series of fitted meeting rooms (of varying sizes) are also on the ground floor level along with fully fitted kitchen facilities (in the former staff room) and WCs (including a disabled WC).
- Externally, the car parking is fully demised and could be adapted to suit a specific user (example - play area for a nursery).



Specification

The building has been refurbished to include:

- LED lighting
- Air conditioning
- Fitted kitchen facilities
- Fitted meeting rooms
- WCs (including disabled)
- DDA Compliant

Accommodation

Approximate net internal floor areas are as follows:

Floor	Sq M	Sq Ft
Ground	659	7,095
First	172	1,851
Total	831	8,946

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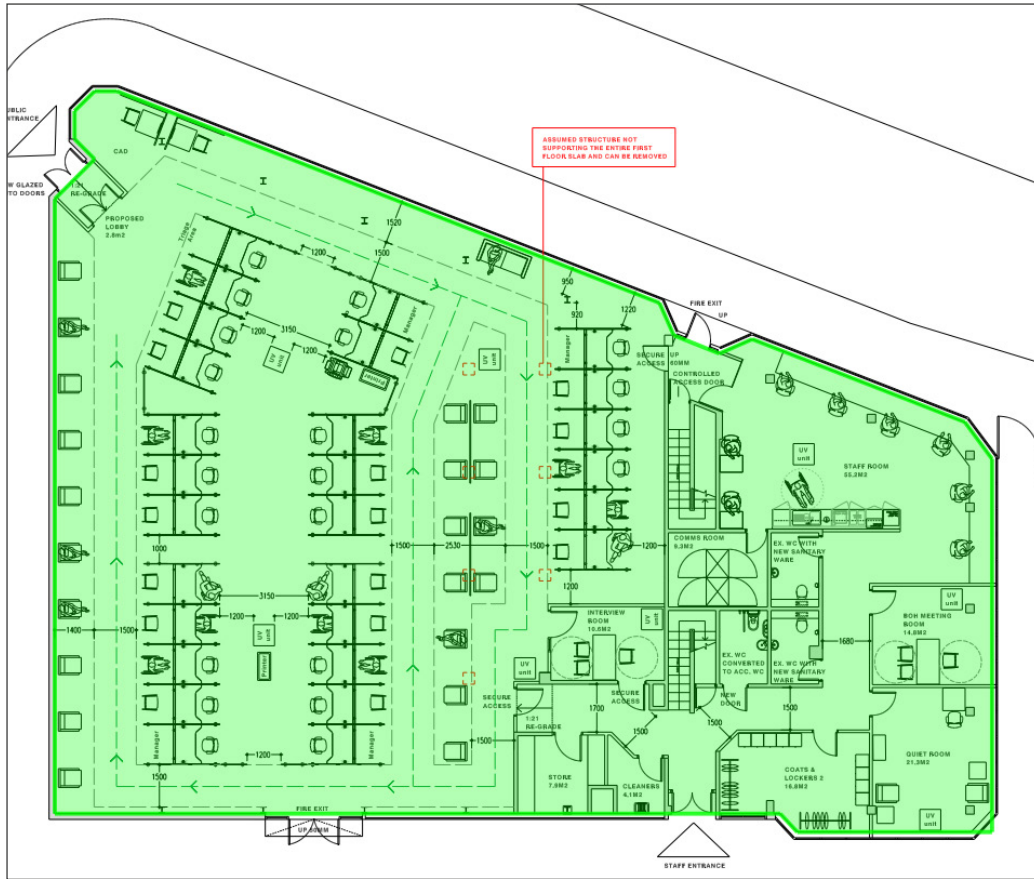
FLOOR PLANS

GALLERY

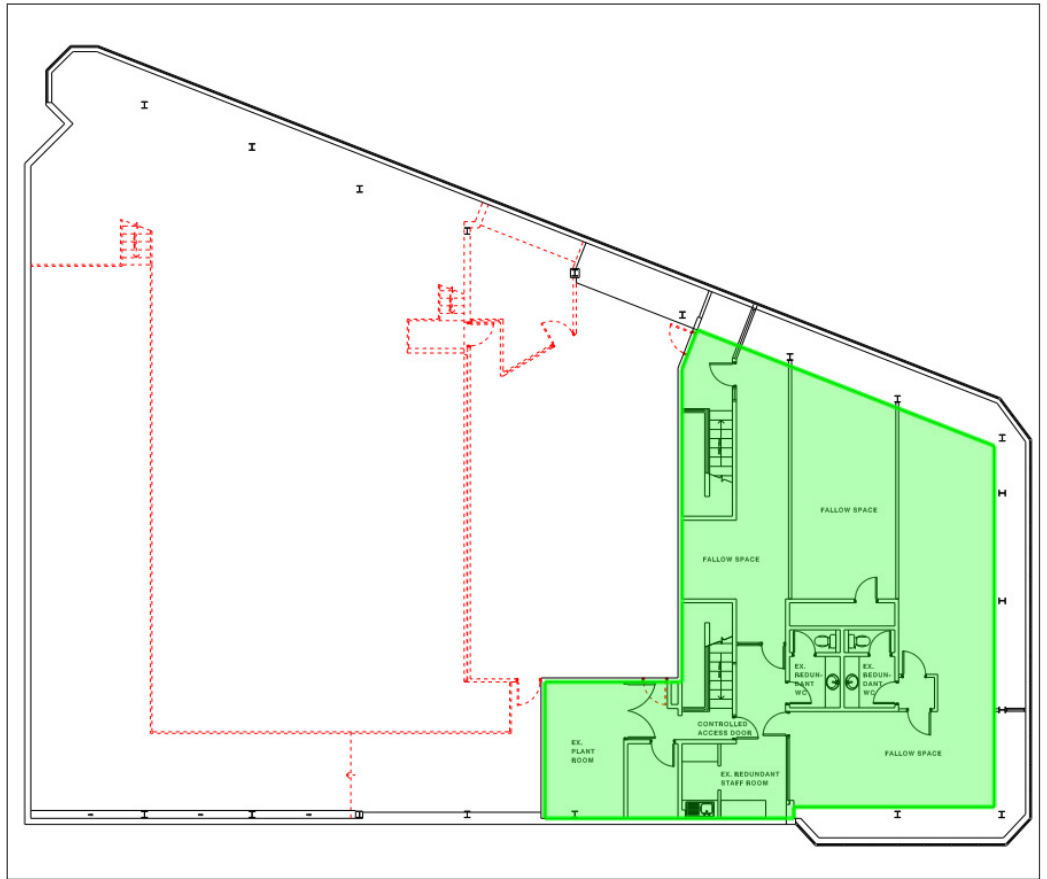
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Proposed Floor Plans



Ground Floor



First Floor

FLOOR PLANS

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GALLERY

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Viewing & further information

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Terms

The property is available by way of a new FRI Lease for a term of years to be agreed.

Rateable Value:

Interested parties are advised to make their own enquiries with the local authority.

VAT:

VAT is payable at the prevailing rate.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Energy Performance Certificate:

EPC D (86)

A full copy of the certificate can be provided on request.

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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